

**TO:** Town of Lewisboro Planning Board

**FROM:** Lewisboro Conservation Advisory Council

**SUBJECT:** Oakridge Commons,  
450 Oakridge Common  
South Salem, NY 10290

**DATE:** November 8, 2018

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The Conservation Advisory Council (CAC) reviewed the applicant's submission documents for building a car wash.

One of the missions of the CAC is to raise issues when wetlands or water assets in the town may be threatened. The presentation for the Oakridge Commons Car wash at the October 16 Planning Board public hearing did not adequately address the CAC's two main concerns from previous memos. First, the efficiency of the car wash's filtration system was not addressed. At the October 16 Planning Board meeting, it was stated that 80 percent of the water would be reused with twenty percent leaving the system. The filtration system was described as three holding tanks and the resubmission describes the tank cleaning process. However, the presentation did not include any specification of the effectiveness of the filtration system for removing chemicals employed in the washing process. The effectiveness has two impacts on the water. The first impact is the amount of chemicals in the non-recycled water (20 %) that escapes the system into the Oakridge water environment. The second is the increased concentration of chemicals in the eighty percent that is recycled. The CAC feels that both these impacts are important for understanding the effect of the car wash on Oakridge's water quality.

Second, the CAC has concerns about the outflow capacity calculations. At the October 16 Planning Board meeting, there was no discussion of an outflow calculation that would include both the day care center and the car wash. The previous calculation only addressed the day care center. The following excerpt from the January CAC minutes summarizes the CAC's concern: *"The document titled 'Site Engineering Report' prepared by Redniss & Mead, Inc only addresses the waste water management for the addition of the day care center and does not address the impact of adding a car wash. Even so, this report indicates that with the addition of the day care center, the waste water system would be in the 80% + range of capacity using average daily out flow. If the calculation used maximum average out flow for the calculation, the waste water system would be over 90% of capacity, again without the addition of the car wash. The CAC would like the site engineering to include the impact of the car wash and use maximum average sewage out flow and the water demand."* The CAC would like to see this calculation presented at the continuation of the public hearing at the November Planning Board meeting.